

PROPERTY OWNERS ASSOCIATION 8<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**BROOKSTONE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                §

County of Bexar            §

1.     Name of Subdivision:                Brookstone
2.     Subdivision Location:                San Antonio, TX
3.     Name of Homeowners Association: Brookstone (San Antonio) Homeowners' Association, Inc.
4.     Recording Data for Association: The Plat is filed at the county under Volume 9550, Page 176.
5.     Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions is filed at the county under Doc# 2001-0105551, Volume 8935, Page 1485.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The Bylaws are filed under Document No. PI2-20130051032-26.

The Articles were filed with the Secretary of State of Texas on 5/3/2001

Resolutions/Policies/Guidelines: All policies are attached to and filed with Doc# 20130115079

Collection Policy

Violation Policy

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Architectural Guidelines

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are attached to and filed with Book 16565 Page 446

Collection Policy

Violation Policy

Record Retention Policy  
Records Inspection Policy  
Payment Plan Policy  
Email Registration Policy  
Membership Voting Policy  
Guidelines for Drought Resistant Landscaping and Natural Turf  
Conflict of Interest Policy  
Guidelines for Flag Display  
Religious Items Display Guidelines  
Solar Energy Device Guidelines  
Roofing Material Guidelines  
Rainwater Collection Guidelines  
Application of Payments Policy

Statement of Fine Policy and Fining Procedure signed on 7/21/2014 is attached to and filed with Book 16815, page 1350

Administrative Resolution No. 20130429 Forced Maintenance Policy and Administrative Resolution No. 20130430 Towing Policy is filed under Doc No. 20140153395

Brookstone (San Antonio) Homeowners' Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180193511.

Brookstone (San Antonio) Homeowners' Association, Inc. Vehicle Parking Resolution is filed under Document No. 20200281051.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00

- Update for Statement of Account only:
  - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Work Capitalization Fee - \$150.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Brookstone (San Antonio) Homeowners' Association, Inc.

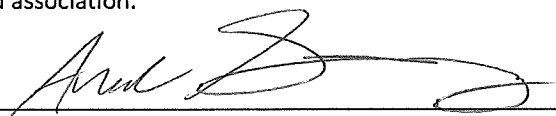
By:   
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

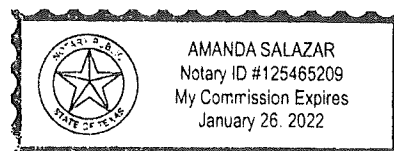
County of Bexar §

This instrument was acknowledged and signed before me on 27<sup>th</sup>  
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of Brookstone (San Antonio) Homeowners' Association, Inc., on  
behalf of said association.

  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210301393  
**Recorded Date:** October 28, 2021  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 9:54 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk